

2007-R-089

<u>Property Owner:</u>	Lonnie Joiner
<u>Agent:</u>	Todd Godwin
<u>Existing Zoning:</u>	R1M (Mixed Residential Subdivision District) M1 (Restricted Industrial)
<u>Proposed Zoning:</u>	R2 (Medium Density Residential District)
<u>Existing FLUM:</u>	Single Family Residential Industrial
<u>Proposed FLUM:</u>	Medium Density Residential

STAFF ANALYSIS

Part I. General Information:

Applicant: Lonnie Joiner

Agent: Todd Godwin

Project Location: Long Street, Milton

Parcel Number: 04-1N-28-5600-00000-0013, 04-1N-28-5600-00000-0030,
04-1N-28-5600-00000-0310, 04-1N-28-5600-00000-0320,
04-1N-28-5600-00000-0330, 04-1N-28-5600-00000-0340

Parcel Size: 2.86 (+/-) acres

Purpose: Residential Housing

Requested Action: (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1M and M1 to R2** and,
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Single Family Residential and Industrial to Medium Density Residential**.

Existing Zoning Description: R1M (Mixed Residential Subdivision District) is designed to accommodate single-family detached structures, mobile homes and accessory buildings compatible with a residential environment. It is the express purpose of this zoning district to exclude all buildings or other structures and uses having commercial characteristics except the minimal home occupation and the approved Conditional Use activities (i.e., educational institutions, places of worship recreation and park areas, public and private utilities and public facilities).

Restricted Industrial (M1) zoning district allows for a limited range of Industrial and related uses which conform to a high level of Performance Standards.

The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as limited impact manufacturing activities. Residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the preservation of adequate areas for industrial development. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.

Proposed Zoning Description: R2 (Medium Density Residential District) allows detached single family residential structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 10 du per acre.

Existing FLUM: Single Family Residential and Industrial

Proposed FLUM: Medium Density Residential

Current Use of Land: Vacant and wooded

Surrounding Zoning: R3 (Medium High Density Residential) is located on the south side of Long Street. HCD (Highway Commercial Development District) is located on the east side of the M1 zoned subject parcels. M1 (Restricted Industrial District) is at the intersection of Weekly Street and St Ann Avenue. RIM (Mixed Residential Subdivision District) is north of the subject property. R1 (Single Family Residential District) is on the west side across Glover Lane.

Rezoning History: In 2003, 2 (+/-) acres east of the property were rezoned from R3 to HCD.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The current zoning would produce approximately 55 average daily vehicle trips onto Long Street and surrounding roadways. The proposed zoning could produce approximately 137 average daily vehicle trips onto these roadways. The overall net affect of the rezoning would be 82 new daily trips onto these roadways as a worst case scenario. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

City of Milton

Maximum Capacity:	5.72 million gallons per day
Average Flow:	2.08 million gallons per day

A letter provided by the applicant from the City of Milton water service is available. The proposed amendment is not expected to create capacity problems for the City of Milton.

(3) Sanitary Sewer:

City of Milton

Maximum Capacity:	2.5 million gallons per day
Average Flow:	1.25 million gallons per day

A letter provided by the applicant from the City of Milton indicates sewer service is available. The proposed amendment is not expected to create capacity problems for the City of Milton.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

The subject site is less than a mile from the Mayo Park located on Highway 90, which is within the 3-mile distance for Community Parks recommended by the Comprehensive Plan Support Document.

B. Compatibility:

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

Currently, the majority of uses surrounding the site are single family residential, commercial and industrial. It is thus compatible with the surrounding areas and consistent with this policy.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

The area requested for rezoning is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

Policy 3.1.A.2 of the Comprehensive Plan states:

"the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects."

The National Wetlands Inventory Map indicates there are no wetlands on this site.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed rezoning by this application suggests an opportunity for compact/infill development. A rezoning to R2 supports development in an area of increasing growth pressure and would not result in a finding of urban sprawl under the proposed classification. The request is, therefore, consistent with this policy.

Y:\PlanZone\2007 CPA & Rezonings\INDIVIDUAL PROJECTS for 2007\07-R-089; Joyner, Godwin; SSA SFR, In to MDR; Rezone R1M, M1 to R2 (2.86 acres)\07-R-089, Staff Analysis.doc

2007-R-089 Traffic Analysis Append

Traffic Analysis Append

For the R1M estimation:

Single Family Detached Housing (210)

2.86 acres x 4 du's/acre = 11.44 possible units
Average Rate: $9.57 \times 11.44 = 109.48$ Average Daily Trips
Driveway %: $0.50 \times 109.48 = 54.74$ Average Daily Trips
New Trip % = 100%; $54.74 \times 1.00 = 54.74$ New daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

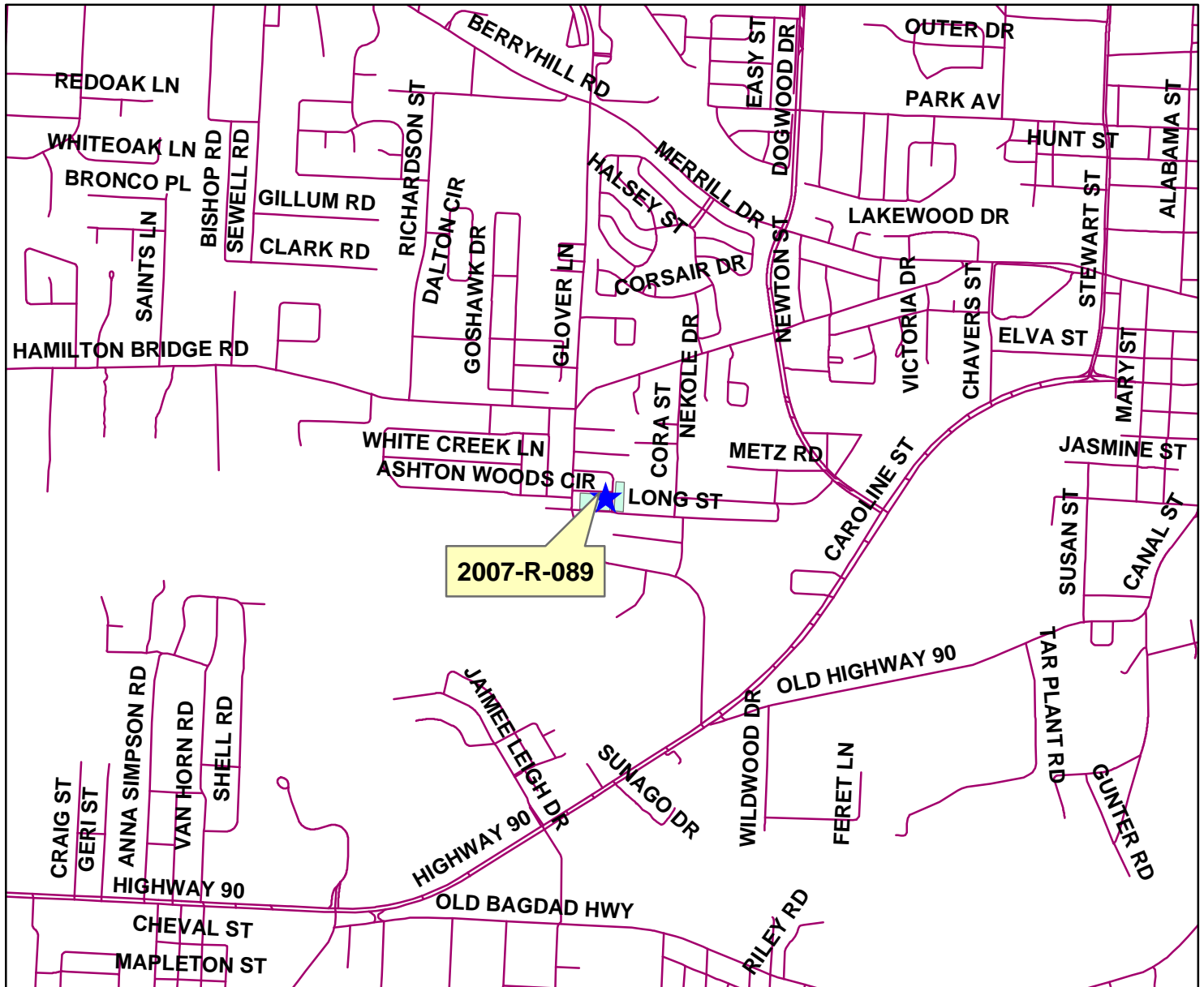
For the R2 estimation:

Single Family Detached Housing (210)

2.86 acres x 10 du's/acre = 28.60 possible units
Average Rate: $9.57 \times 28.60 = 273.70$ Average Daily Trips
Driveway %: $0.50 \times 273.70 = 136.85$ Average Daily Trips
New Trip % = 100%; $136.85 \times 1.00 = 136.85$ New Daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

Location Map (2007-R-089)



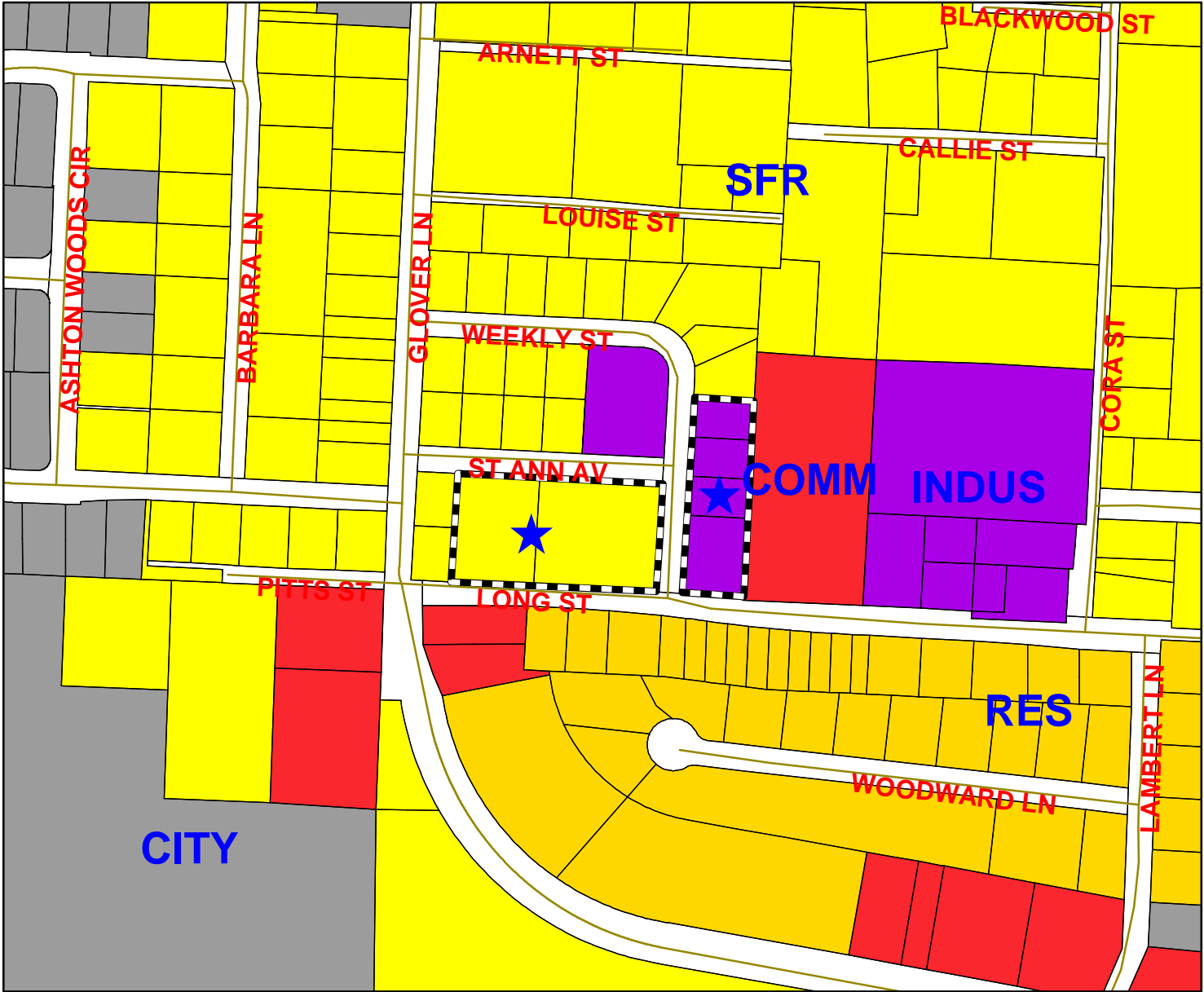
1 inch equals 2,000 feet



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Future Land Use (2007-R-089)



1 inch equals 300 feet

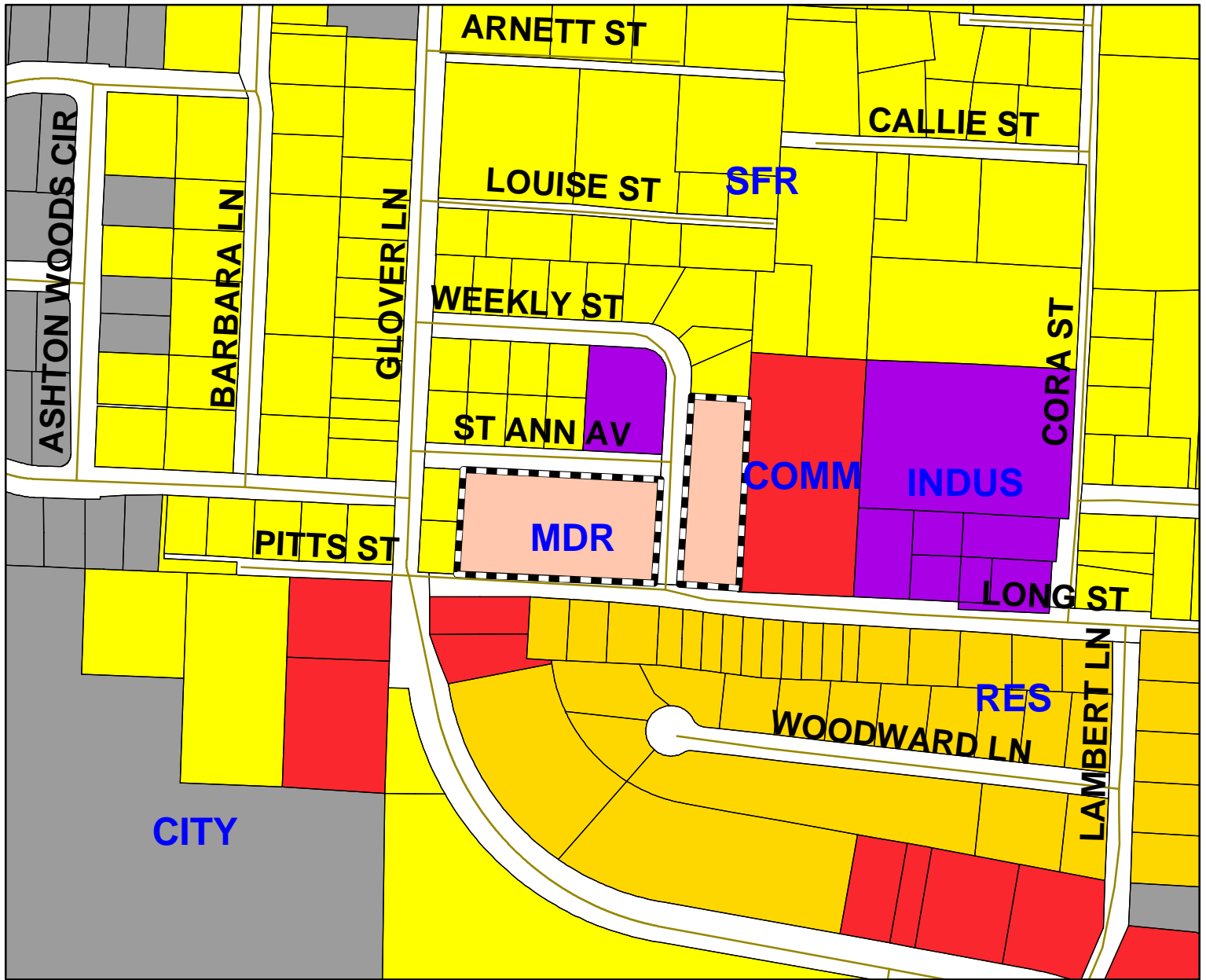


Legend

Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
07-R-089 Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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Proposed Future Land Use Map (2007-R-089)



1 inch equals 300 feet



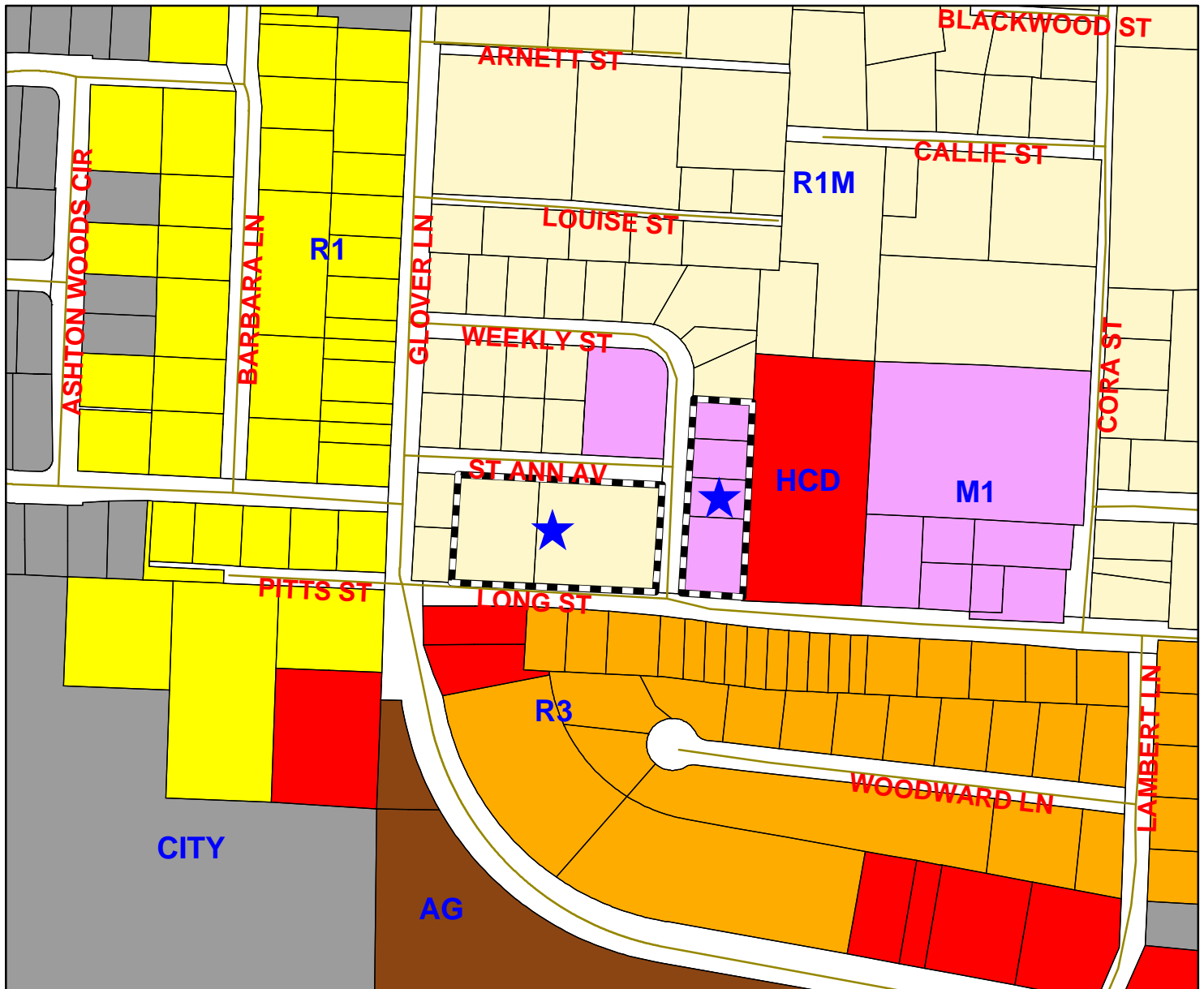
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Streets	CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
07-R-089 Rezoning	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Parcels	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
FLUM	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
AGRICULTURE (AG)	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
SINGLE FAMILY RESIDENTIAL (SFR)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
MEDIUM DENSITY RESIDENTIAL	MILITARY (MIL)	CITY
RESIDENTIAL (RES)	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
COMMERCIAL (COMM)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER

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Current Zoning (2007-R-089)



1 inch equals 300 feet



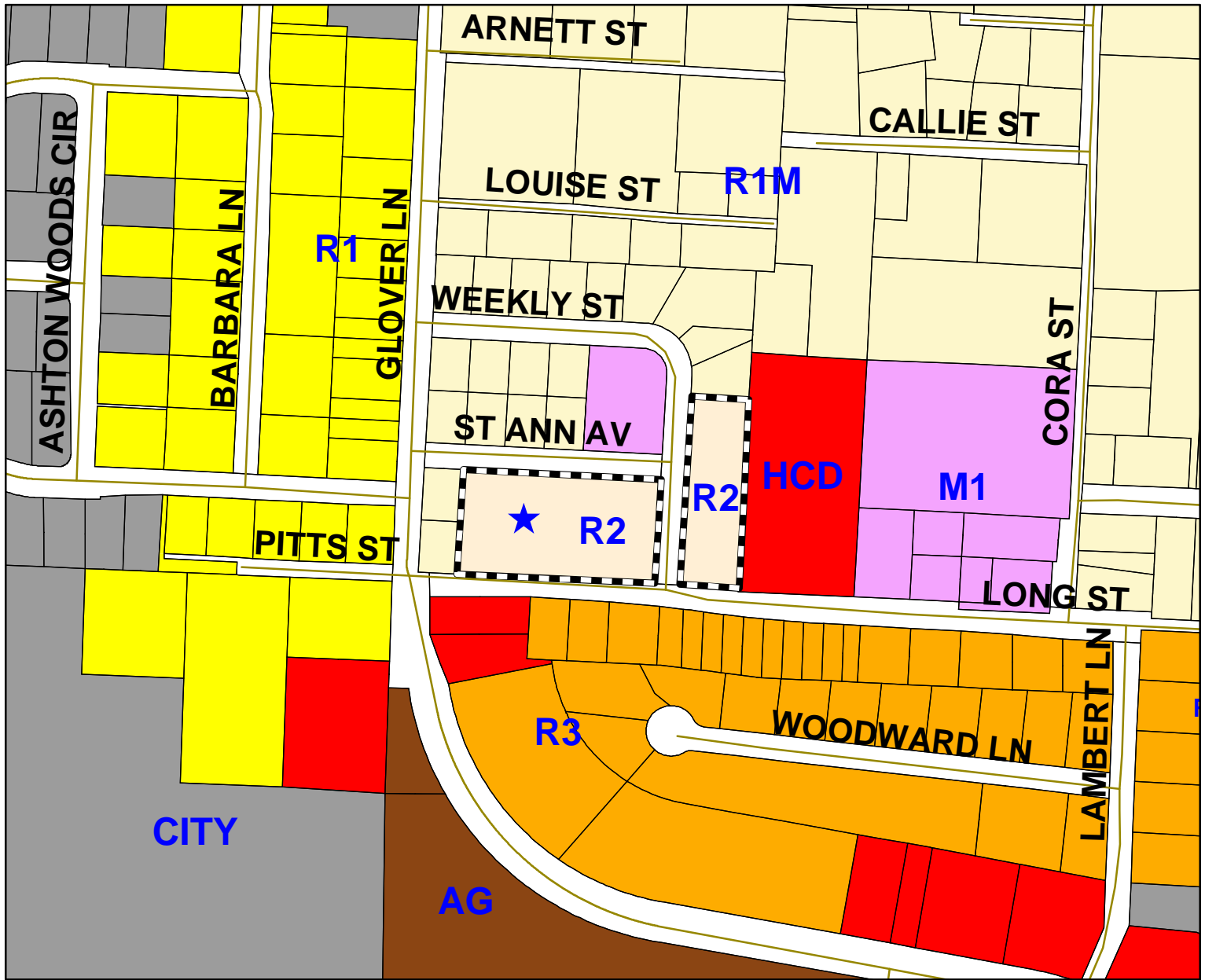
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-089 Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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Proposed Zoning Map (2007-R-089)



1 inch equals 300 feet



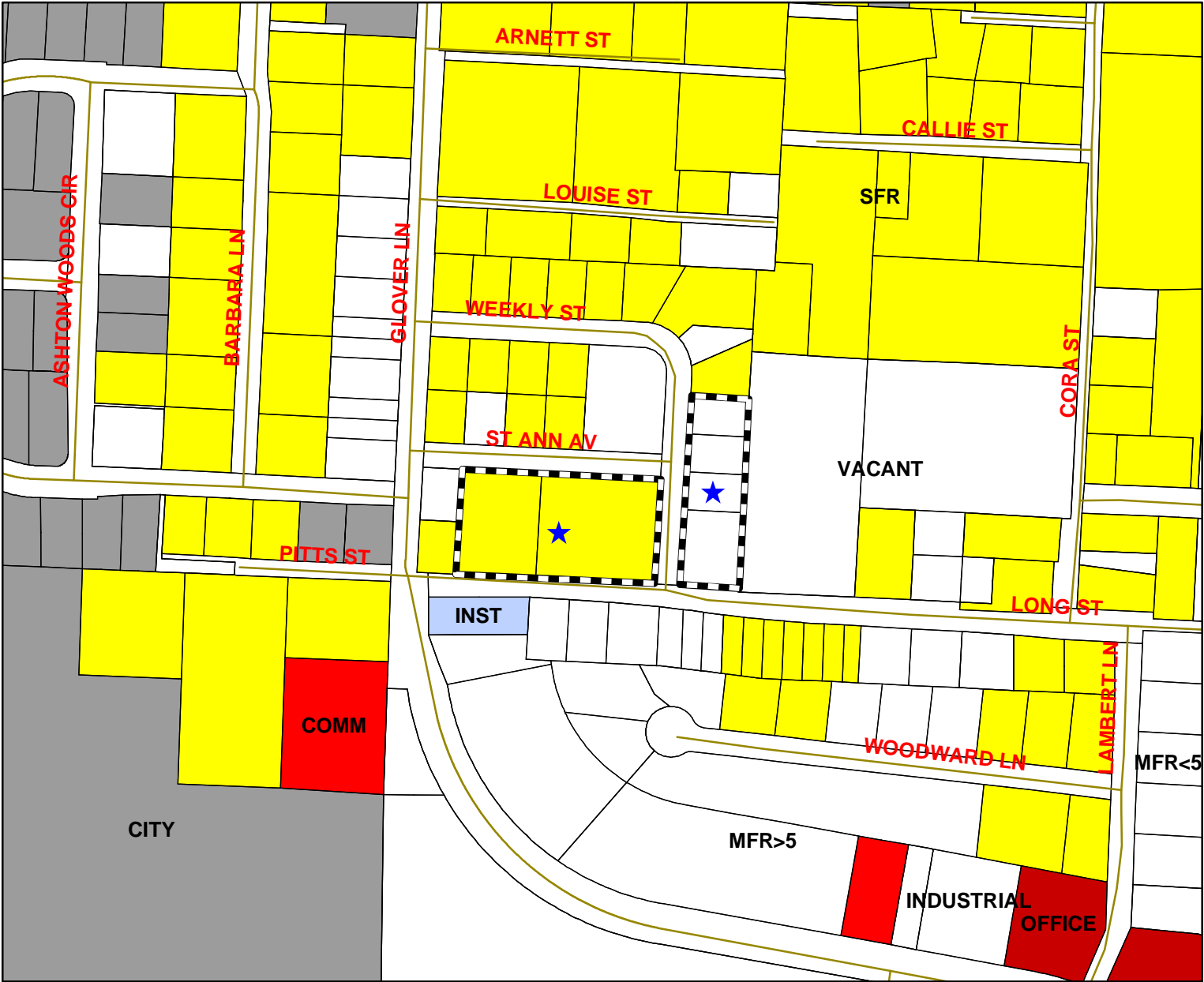
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
2007-R-089 Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach - Medium Density	

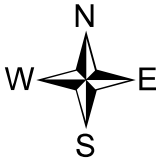
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Existing Land Use Map (2007-R-089)



1 inch equals 300 feet



Legend

Streets	City	Recreation/Open Space
07-R-089 Rezoning	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
ELUM	Military	Silviculture
CATEGORY	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

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Aerial (2007-R-089)



1 inch equals 200 feet



Legend

- Streets
- 07-R-089 Rezoning
- Parcels

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